



MEMORANDUM

Agenda Item No. 7(G)(1)(B)

TO: Honorable Chairperson Barbara
Carey-Shuler, Ed.D. and Members,
Board of County Commissioners

DATE: July 13, 2004

FROM: George M. Burgess
County Manager

SUBJECT: Resolution Authorizing the County
Manager or His Designee to Execute
an Agreement Allocating \$500,000
from Surtax Incentive Pool Funds to
New Miami City View, LLC for the
City View Towers Development; and
Execute any Necessary Agreements

RECOMMENDATION

It is recommended that the Board of County Commissioners (BCC) authorize the County Manager or his designee to execute an agreement allocating \$500,000 from Surtax Incentive Pool funds to New Miami City View, LLC for the City View Towers development, located at 1455 NW 14th Street, Miami, in Commission District 3.

BACKGROUND

Originally, New Miami City View LLC, the developer, requested an allocation of \$1,600,000. However, the BCC awarded New Miami City View, LLC \$250,000 in Surtax 2004 funds by Resolution R-1448-03 for the City View Towers development. Currently, the developer is requesting additional funds from the Incentive Pool for the City View Towers development.

City View Towers is a 130 rental unit development for the elderly. The developer will set aside 21 units for families and individuals earning up to 35% of area median income and 109 units for families and individuals earning up to 60% of area median income. Seven units will be designated for persons with disabilities. The unit composition of the development is as follows:

1 Bedroom / 1 Bath	552 Sq. Ft.	Gross Rent: \$316	21 Units
1 Bedroom / 1 Bath	552 Sq. Ft.	Gross Rent: \$542	109 Units

The original development cost was \$15,947,228, but a revised development cost pro-forma shows a new total project cost of \$17,949,975. The total development cost increased due to higher construction costs in the revised bid by the general contractor. Additionally, the denial of a \$250,000 funding application from the City of Miami has created a financing gap.

Honorable Chairperson Barbara Carey-Shuler, Ed. D.,
and Members, Board of County Commissioners
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It is requested that an additional \$500,000 to be allocated from the incentive pool funds to fund the financing gap. This recommendation was presented and approved by the Affordable Housing Advisory Board at the March 24, 2004 meeting.

The principals of New Miami City View, LLC are as follows:

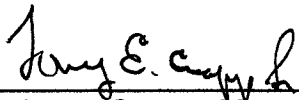
Barry S. Goldmeier
1101 Brickell Avenue
Suite 402-B
Miami, FL 33131
(305) 350-9898

Christopher G. Korge
230 Palermo Avenue
Coral Gables, FL 33134
(305) 444-5601

Thomas J. Korge
230 Palermo Avenue
Coral Gables, FL 33134
(305) 444-5601

Attached is a detailed statement of project financing for the funding of this development. It indicates the current project status of approved funding as well as the revised funding status including the proposed \$500,000 allocation. (Attachment A)

Attachment



Assistant County Manager
Tony E. Crapp, Sr.

Attachment A
City View Towers

Sources of Funds	Current Allocation	Revised Allocation
Surtax (Miami-Dade County)	\$250,000	\$250,000
Surtax (Miami-Dade County)	0	500,000
Tax Credit Equity	11,938,336	13,531,520
Conventional First Mortgage	2,158,892	2,225,000
Other financing (incl. Deferred developer's fees)	1,600,000	1,443,455
Total	<u>\$15,947,228</u>	<u>\$17,949,975</u>

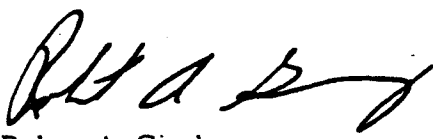


MEMORANDUM

(Revised)

TO: Hon. Chairperson Barbara Carey-Shuler, Ed.D.
and Members, Board of County Commissioners

DATE: July 13, 2004

FROM: 
Robert A. Ginsburg
County Attorney

SUBJECT: Agenda Item No. 7(G)(1)(B)

Please note any items checked.

- ☐ "4-Day Rule" ("3-Day Rule" for committees) applicable if raised
- ☐ 6 weeks required between first reading and public hearing
- ☐ 4 weeks notification to municipal officials required prior to public hearing
- ☐ Decreases revenues or increases expenditures without balancing budget
- ☐ Budget required
- ☐ Statement of fiscal impact required
- ☐ Bid waiver requiring County Manager's written recommendation
- ☐ Ordinance creating a new board requires detailed County Manager's report for public hearing
- ☐ Housekeeping item (no policy decision required)
- ☐ No committee review

Approved _____ Mayor
Veto _____
Override _____

Agenda Item No. 7(G)(1)(B)
7-13-04

Resolution No. _____

RESOLUTION AUTHORIZING THE COUNTY
MANAGER OR HIS DESIGNEE TO EXECUTE AN
AGREEMENT TO ALLOCATE \$500,000 FROM
SURTAX INCENTIVE POOL FUNDS FOR NEW
MIAMI CITY VIEW, LLC FOR THE CITY VIEW
TOWERS DEVELOPMENT; AND EXECUTE ANY
NECESSARY AGREEMENTS

WHEREAS, this Board desires to accomplish the purposes outlined in the
accompanying memorandum, a copy of which is incorporated herein by reference,

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY
COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA that this Board approves the
allocation of \$500,000 from Surtax Incentive Pool funds for New Miami City View , LLC
for the City View Towers development, as set forth in the attached memorandum; and
further authorizes the County Manager or his designee to execute agreements,
contracts, and amendments on behalf of Miami-Dade County, following approval by the
County Attorney's Office; to shift funding sources for this program activity without
exceeding the total amount allocated to that agency; and to exercise amendment,
modification, renewal, cancellation and termination clauses on behalf of Miami-Dade
County, Florida.

The foregoing resolution was offered by Commissioner _____, who
moved its adoption. The motion was seconded by Commissioner _____
and upon being put to a vote, the vote was as follows:

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Dr. Barbara Carey-Shuler, Chairperson
Katy Sorenson, Vice-Chairperson


Bruno A. Barreiro
Betty T. Ferguson
Joe A. Martinez
Dennis C. Moss
Natacha Seijas
Sen. Javier D. Souto

Jose "Pepe" Diaz
Sally A. Heyman
Jimmy L. Morales
Dorrin D. Rolle
Rebeca Sosa

The Chairperson thereupon declared the resolution duly passed and adopted this
13th day of July, 2004. This Resolution and contract, if not vetoed, shall become
effective in accordance with Resolution No. R-377-04.

MIAMI-DADE COUNTY, FLORIDA
BY ITS BOARD OF COUNTY
COMMISSIONERS

HARVEY RUVIN, CLERK

Approved by County Attorney as
to form and legal sufficiency. 

Shannon D. Summerset

By: _____
Deputy Clerk

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MEMORANDUM

Amended
Substitute
Agenda Item No. 7(K)(1)(A)

TO: Honorable Chairperson Barbara Carey-Shuler, Ed. D.
and Members, Board of County Commissioners

DATE: December 16, 2003

FROM:

George M. Burgess
County Manager

SUBJECT: FY 2004 Action Plan and
Funding Recommendations
for the CDBG, HOME,
ESG, SHIP, HODAG,
Rental Rehabilitation
Program Income and Surtax
Programs

R#1448-03

RECOMMENDATION

This substitute item differs from the original agenda item 7K1A in that it includes the amendments that the Economic Development and Human Services (EDHS) committee made during November 12, 2003 meeting, which incorporates the Managers recommendations, omissions, and errors in staff recommendations in Exhibit 1. It is recommended that the Board approve the County Manager's funding recommendations for the following funding sources and amounts as indicated in Exhibit 1:

Funding	Source	Amount
Community Development Block Grant (CDBG)	Federal	\$22,907,350
CDBG Program Income	Federal	\$600,000
CDBG Prior Year Reprogrammed Funds	Federal	\$426,985
Emergency Shelter Grant (ESG)	Federal	\$750,000
Home Investment Partnership (HOME)	Federal	\$7,482,757
HOME Program Income	Federal	\$900,000
HODAG	Federal	\$120,000
Rental Rehabilitation Program Income (RR)	Federal	\$1,400,000
State Housing Initiative Program (SHIP)	State	\$6,750,000
Surtax Program	County	\$19,200,100
Total All Sources		\$60,537,192

It is also recommended that the Board authorize the County Manager to submit the FY 2004 Action Plan to U.S. HUD and to execute all contracts, agreements and amendments necessary to implement the FY 2004 Action Plan and the SHIP and Surtax programs.

Please note that Exhibit 1 indicates the requested amount by each agency, Staff, Affordable Housing Advisory Board (AHAB), Task Force on Urban Economic Revitalization (UERTF); Overall Tenant Advisory Council (OTAC), Community Advisory Committees, BCC District Funds recommendations, and County Manager's recommendations. This item is being supplemented by a companion resolution that has been requested to be considered separately by the Board on December 16, 2003. The total resources in the County Manager's Recommendations amount to \$60,537,192 and this amount is \$2,946,985 above the amount of \$57,590,207 included in OCED staff recommendations.

Supplemental funding was derived from the Rental Rehabilitation Program (\$1,400,000), HODAG (\$120,000), CDBG (\$426,985), and Surtax Program (\$1,000,000) funds.

BACKGROUND

CONSOLIDATED PLANNING PROCESS

On December 17, 2002, the Board approved the FY 2003-2007 Consolidated Plan, as prepared by the Office of Community and Economic Development (OCED), through the adoption of Resolution No. 1482-02. The Consolidated Plan requires that an Annual Action Plan update be prepared for the funding available in each year through FY 2007. The Consolidated Plan combines the planning and application aspects of the CDBG, HOME, and ESG Programs. The FY 2004 Action Plan was developed with extensive consultation and participation with residents, and public and private sectors. This plan reflects the input gathered from neighborhood meetings, commission district-wide meetings, a countywide Overall Tenant Advisory Committee, Community-Based Organizations (CBOs), Community Development Corporations (CDCs), municipalities and County departments. Funding for the activities proposed in the FY 2004 Action Plan will come from the CDBG, HOME, and ESG entitlement programs. Funding recommendations are consistent with the Consolidated Planning Process Policies for the FY 2004 Request For Applications (RFA) as adopted by the Board through Resolution No. 361-03, pursuant to a public hearing held on April 8, 2003. Consistent with the past several years, for FY 2004 the Board has approved a Consolidated Planning Process that continues to include the SHIP and Surtax affordable housing programs (in addition to the CDBG, HOME, and ESG Programs) and provides for a Consolidated Request for Applications (RFA) process for all of the related programs – CDBG, HOME, ESG, SHIP and Surtax. Close coordination of these programs and resources continues to be essential to prevent duplication of funding, or funding in excess of the needs of an activity.

CITIZEN PARTICIPATION

U.S. HUD regulations require that:

- The County holds a minimum of two (2) public hearings at different stages of the FY 2004 Planning Process. The first public hearing requires input from citizens on housing and community development needs. On April 8, 2003, the first required public hearing was held before the Board of County Commissioners to obtain public input on the FY 2004 Consolidated Planning Policies on which the FY 2004 Action Plan recommendations have been based. The second public hearing is intended to obtain public opinion about the FY 2004 Action Plan. The second public hearing was advertised and held before the EDHS committee on November 12, 2003 in the BCC Chambers at the Stephen P. Clark Center.
- The County makes the FY 2004 Action Plan available to the public for comments for a period of 30 days prior to approval of the funding recommendations by the Board of County Commissioners. On October 1, 2003, the County issued a public notice that informed the public of the availability of the FY 2004 Action Plan at specifically

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designated locations. The public notice also served to inform the general public that written comments on the plan would be accepted until October 31, 2003. Additionally, applicants were notified that there would be a public hearing tentatively scheduled for November 12, 2003 to discuss the FY 2004 Action Plan, SHIP and Surtax funding recommendations.

From January 2003 through October 2003 approximately 90 public meetings were held by OCED and CAA to monitor the performance of ongoing activities and identify priorities in Commission Districts, Neighborhood Revitalization Strategy Areas (NRSA) and eligible block groups.

REQUESTS FOR APPLICATIONS (RFA) AND EVALUATIONS

Applications for funding were solicited through a consolidated Request for Applications (RFA) Process. Funding requests totaled \$189,901,058, including \$115,821,967 for the CDBG program, \$17,388,176 for the HOME program, \$115,000 for the HOME-CHDO program \$783,000 for the ESG program, \$7,265,938 for the SHIP program and \$48,526,977 for the Surtax program.

The FY 2004 RFA application process opened on May 5, 2003, and ended on June 4, 2003. The public was advised of the application process through several notices in The Miami Herald and The Miami Times. During the month-long RFA application process, OCED in coordination with the Miami-Dade Housing Agency and the Miami-Dade Homeless Trust, convened two (2) technical assistance and information workshops for agencies and the public and provided ongoing technical assistance throughout the application period. Exhibit 1 – FY 2004 Funding Recommendations, contains all requests and recommendations sorted by agency.

FY 2004 STAFF RECOMMENDATIONS

CDBG Evaluation Process

Neighborhood activities recommended for funding by County departments were reviewed and have been selected on the basis of priority needs and consistency with neighborhood and department plans. Countywide activities recommended for funding by Departments were selected on the basis of department priority and allocations determined through the County's FY 2003-2004 budget preparation process and in consultation with the Office of Strategic Business Management. Applications submitted by non-County organizations were reviewed and evaluated by OCED staff, in consultation with the Homeless Trust and MDHA as necessary. It should also be noted that the County's Department of Human Services as well as the Alliance for Human Services participated in the meetings of the FY 2004 RFA Working Group and provided information relative to the Social Service Master Plan goals, priorities and funding allocations.

In preparing funding recommendations, careful attention was given to allocating the available funding to effectively meet the wide variety of diverse needs in the broad

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geographic districts of the County. Additionally, consideration was given to supporting activities that are consistent with the goals, objectives, policies, and priorities set forth in the FY 2004 Consolidated Planning Process Policies adopted by the Board.

Consultation Process with CDBG Applicants

The applications submitted through the annual RFA process were evaluated by staff for completeness and accuracy and scored on numerous criteria. A review of the scoring forms provided for applicants in the RFA clearly shows the thorough evaluation that was given to each proposed activity by staff. Agencies were advised in a letter dated September 10, 2003 that evaluations related to their applications could be obtained and discussed with staff during a formal review process, which started on September 16, 2003 and ended on September 18, 2003. During these consultations with agencies, every effort was made to ensure that any questions regarding the evaluation of applications would be fully addressed prior to the Board's consideration of the County Manager's funding recommendations. While staff made a concerted effort to address agency inquiries as fairly and thoroughly as possible, any agency could still avail itself of the opportunity to address the Board during the required public hearing preceding the adoption of the FY 2004 Action Plan. Staff made funding recommendations based on considerations including the strength of the application and its responsiveness to NRSA's high priority needs, as detailed in the 2003-2007 Consolidated Plan. Additionally, staff's recommendations were developed to ensure that they carefully adhered to the Board approved Consolidated Plan Policies.

HOME, SHIP, and Surtax Evaluation Process

Funding recommendations for the program were made within the following parameters:

- A maximum initial award of \$1,000,000 for tax credit applications.
- A \$1.9 million set-aside was available for homeless housing projects.
- Maximum funding for small rental projects (30 units or less) is \$250,000 or 40% of total project cost, whichever is less.
- No single applicant shall be awarded more than 10% of the combined allocation of HOME, SHIP, and Surtax funding.
- At the discretion of the County, up to 20% of rental units (per project) may be designated for Section 8 subsidy; either project-based or tenant-based.
- Approximately \$6.0 million in SHIP funds will be utilized as end loans for homebuyers countywide. Another \$1 million is recommended as project specific within this RFA cycle.

The Miami-Dade Housing Agency, OCED and the Homeless Trust reviewed applications for HOME, SHIP, and Surtax Program funds. Evaluation criteria included factors such as commitment of financing from other sources, unit affordability, costs of construction, leveraging, economic feasibility, experience, capacity of the development team, and ability to proceed. The review of these applications was coordinated with OCED to prevent the

duplication of funding from other County sources or funding beyond the stated needs of the proposal.

COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROGRAM

The estimated FY 2004 CDBG allocation is \$23,507,350 including \$600,000 in program income. The official notification of the County's final entitlement from U.S. HUD is expected by January 2004.

Funding recommendations for activities, programs, and projects for NRSAs and eligible block groups have been prepared based on the needs identified by residents at meetings held at the neighborhood and commission district levels.

Funding recommendations were prepared for CDBG housing service delivery costs in support of HOME, SHIP and Surtax projects based on the analysis of an agency's funding history and performance results or progress.

Federal regulations cap the funding allocation for Administration in each Action Plan year at 20% of the total entitlement plus program income.

Several policy changes have combined to impact the amount of funds over which OCED staff will make funding recommendations. Specifically, the requirement that each Commission District is allocated \$200,000 and similarly each of the nine (9) NRSA Community Advisory Committees (CAC) be allocated \$100,000 for their funding recommendation effectively reduces OCED's staff's funding recommendations by (\$2.6 million and \$900,000) respectively. It should be noted that activities in only four funding categories-Capital Improvements; Economic Development, Housing and Public Service – have been utilized for allocation of funds by the BCC and CAC.

Miami-Dade County's FY 2003/04 budget is consistent with the BCC's policy requiring that only 30% of CDBG funds is allocated to County Departments.

The estimated FY 2004 CDBG allocation is \$23,507,350 including \$600,000 in program income. The FY 03-04 Operating Budget approved by the BCC includes \$4,701,000 in administration funds and \$6,872,000 in CDBG allocations to County Departments for low to moderate-income oriented projects. The result of these BCC policies is that OCED staff has only \$11,573,000 of CDBG funds available to make funding recommendations. County Departments' activities were not evaluated for scoring due to the pre-established funding levels recommended through the budget process. These recommendations may be subject to BCC modifications.

In this agenda item, staff is recommending multi-year funding for the following Economic Development and Capital Initiatives; Partners for Self Progress's request for \$600,000 over a three (3) year period, which will leverage \$1,200,000 in Federal Funding for Individual Development Accounts often referred to as the low-income Matched Savings Program. This program has targeted 46 low-income individuals to participate in a saving program

whose proceeds can be utilized to purchase or start a business, or acquire a home; the Metro Miami Action Plan Trust will utilize its recommended funding to participate in a \$2,450,000 commercial real estate project scheduled to commence in the Model City section of Miami-Dade County. This project is expected to create 45 jobs; and the Peninsula Development Organization is being recommended for multi-year funding as a result of its already approved funding being restructured to supplement this year's RFA process. Peninsula's proposed project entails the development of a commercial real estate project in the 62nd Street and 7th Avenue commercial corridor. It is recommended that its \$700,000 existing allocation be funded over a two (2) year period ending in FY 2005. This project has the majority of its funding in place and upon completion of certain pre-development activities, we anticipate commencement in the second quarter 2004. Utilizing this cash flow strategy will not impair the developer's ability to move this project forward on schedule.

In an effort to maximize OCED's ability to effectively fund RFA applications, OCED is recommending delayed funding in the aggregate amount of \$2,188,000. These funds are allocated over the following activities: \$312,000 in the Commercial Revitalization Program; \$250,000 in the Revolving Loan Fund; \$156,000 in the Micro Loan Program and \$420,000 in the Real Estate Development Division's programmatic activities. In addition, \$500,000 for Miami-Dade Housing Agency's HOPE VI initiative, \$150,000 for MLK's Development Corporation, \$50,000 for the Florida's Department of Health's Rodent Control Program and \$350,000 in capital dollars for a Head Start Facility Expansion Program. **Upon availability of resources, staff is recommending pre-approval to proceed to immediately fund these activities within the FY 2004 Action Plan. This action will be contingent upon a public hearing process pursuant to applicable U.S. HUD guidelines. Any reprogramming and/or new dollars will be allocated to address these specific initiatives on a priority basis. Any additional surplus beyond the above referenced activities will be processed individually through the BCC process.**

Summary of CDBG Funding by Category

Staff considered the following variables to determine the activity funding levels:

- Priority be given to existing projects particularly those that involve capital improvements and housing activities
- Pending monitoring findings, the agency's ability to perform existing projects as scheduled and the agency's compliance with its current contractual stipulations with OCED;
- Length of time that the project has been operating and its achievements to date; and
- The amount of outside funding secured by the agency for the activity

(a) Administration

The proposed allocation of administrative support funding totaling \$4,721,000 or 20% of the total entitlement plus \$600,000 in program income includes the following

activities: OCED's program administration including: management, financial, community planning, contract development and monitoring, or grantee performance reporting and compliance (\$3,842,670); the Office of Historic Preservation (\$170,000); other County departments (\$858,000) to include: C.A.A.'s Citizen Participation Program, Planning and Zoning Department's Strategic Area Planning and Environmental Review and Assessment Assistance Programs, Department of Human Services Fair Housing and HOPE, Inc. for the continuation of its Fair Housing Education and Outreach Program. OCED and the Office of Strategic Business Management funding strategies in this category are based upon recommended CDBG allocation to County Departments included in the County's Operating Budget.

(b) Capital Improvements

Total funding requests in this category amounted to \$22,791,368. A total of \$1,837,000 is recommended for capital improvement projects in the FY 2004 Action Plan. This represents 8% of the total CDBG allocation compared to 10% in FY 2003. Funding strategies and funding recommendations in this category will assist participating municipalities and non-profits to "finish what we have started." For those projects that do not have complete funding or are not ready to start construction, OCED recommends that capital improvement projects be funded in phases. The first phase includes planning, design permitting and environmental review. The following phases will be allocated funds depending on the agency's ability to reach milestones and expend funds in a timely manner.

(c) Economic Development

FY 2004 funding recommendations for economic development activities total \$4,188,000 compared to \$4,477,000 for FY 2003. This represents 16% of the total CDBG allocation, compared to 18.5% in FY 2003. Total funding requests in this category amounted to \$22,755,430. Included in the manager recommendations are:

AGENCY/DEPARTMENT	ACTIVITY	COUNTY MANAGER'S RECOMMEN- DATIONS
Bargain Town	Rehabilitation of Ethnic Food Courtyard	\$40,000
Black Economic Development Coalition, Inc.	Technical Assistance	\$300,000
CAMACOL Loan Fund	ED Technical Assistance	\$75,000
Coconut Grove Collaboration	Technical Assistance	\$40,000
Contractors Resource Center, Inc.	ED Technical Assistance	\$55,000
Dynamic CDC	Technical Assistance	\$50,000
Entertainment Industry	Technical Assistance	\$50,000
Haitian American Center for Economic and Public Affairs	Technical Assistance to Businesses	\$40,000
Hialeah Dade Development	City of Hialeah Economic Development	\$90,000
Jay Malina International Trade Consortium	International Trade Promotion	\$157,000

AGENCY/DEPARTMENT	ACTIVITY	COUNTY MANAGER'S RECOMMEN- DATIONS
L.B.W Homeowner's Foundation of Coral Gables, Inc.	CDBG/Economic Development for Bahamian Village	\$25,000
Little Haiti Edison Federal Credit Union	Community Awareness, Financial Counseling	\$ 50,000
Miami Dade OCED/ED	CDBG Revolving Loan Fund Program	\$500,000
Miami Dade OCED/ED	CDBG Revolving Loan Fund Program in Targeted Urban Areas	\$200,000
Miami Dade OCED/ED	Commercial Revitalization in non-targeted urban areas	\$387,000
Miami Dade OCED/ED	Commercial Revitalization Program in Targeted Urban Areas	\$200,000
Miami Dade OCED/ED	Florida State/Miami-Dade County Enterprise Zone Program	\$164,000
Miami Dade OCED/ED	Micro Enterprise Assistance & Peer Lending Program/Countywide	\$200,000
Miami Dade OCED/ED	Micro Enterprise Assistance & Peer Lending Program/TUA	\$100,000
Miami Dade OCED/UD	Support of CD acquired parcels for economic development activities.	\$100,000
MMAP Foundation	The 54 th Street Group	\$200,000
Miami Urban Ministries Assoc.	Technical Assistance	\$25,000
Neighbors and Neighbors Association, Inc.	Technical Assistance	\$200,000
North Dade Community Development Federal Credit Union	North Dade Community Marketing /Awareness (CMA) Job Retention	\$225,000
Opa-locka CDC	Air Park	\$50,000
Opa-locka CDC	Stadium Corners Shopping Center	\$50,000
Rafael Hernandez Housing and Economic Development Corp.	Wynwood Business Development Program	\$50,000
South Florida Puerto Rican Chamber of Commerce	Micro-Loan Services	\$45,000
Technological Research & Development Authority (TRDA)	Homestead Business Incubator	\$70,000
CAC ALLOCATIONS	9 projects allocated	\$450,000
	Total Economic Development	\$4,188,000

These programs are designed to meet the needs of small and minority business owners for long-term working capital and fixed asset financing, to support the rehabilitation of commercial corridors and the growth and expansion of micro-businesses. These programs, as reflected in the County Manager's funding recommendations are consistent with the high priority needs for economic development in CDBG NRSAs and eligible block groups as identified in the FY 2003-2007 Consolidated Plan, the FY 2003-2004 County Budget and for the revitalization of Targeted Urban Areas (TUAs) consistent with the Task Force's Urban Economic Revitalization Plan.

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In the event of any difference between the County Manager's funding recommendations and those of the Task Force, a 2/3 vote of the members of the Board of County Commissioners is required to approve the County Manager's recommendation.

Please be advised that, as requested by Ordinance No. 97-33, which created the Task Force on Urban Economic Revitalization, the FY 2004 CDBG Economic Development funding recommendations were presented to the Task Force for review.

A review of the funding recommendations for the CDBG Economic Development category indicates that there are differences in the funding recommendations relative to TUA-related economic development activities between the UERTF and the County Manager's recommendations. (See UERTF recommendations included in Exhibit I).

In an effort to resolve the differences between the UERTF and the County Manager's recommendations relative to those TUA-related activities, staff has reviewed the merits of the UERTF recommendations and taken into consideration any additional differences that may be reflected in the funding recommendations. As a result of these considerations, it is recommended that the Board adopt, by way of the necessary 2/3 vote, the County Manager's CDBG economic development category recommendations.

(d) Historic Preservation

Requests for funding in this category total \$700,000. The funding recommendations for Historic Preservation activities amount to \$600,000 or 2.6% of the total CDBG allocation, compared to \$120,000 or 0.5% in FY 2003. Additional funding related to Historic Preservation is allocated in the Administration category in the amount of \$170,000 to support the County's Office of Historic Preservation.

(e) Housing

Of the total proposed FY 2004 allocation, \$2,244,000 or 9% is recommended for housing activities. In FY 2003, \$2,956,000 (12.3%) was allocated to housing activities. Funding strategies in this category include completing projects that have been funded in previous years and recommending projects that are fully funded with other funding sources.

OCED recommends that LISC provide capacity building and training to approximately ten housing CDCs. This training will consist of building durable community development organizations, project management and real estate development, the new ventures program and the community developers round table. These CDCs will be required to have a line item in their budget in order to reimburse LISC for the cost of the training. The cost is estimated to total approximately \$200,000.

(f) Public Services

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Requests for public service funding through the FY 2004 RFA process totaled approximately \$46 million. The FY 2004 Public Service County Manager's recommendations amount to \$7,264,000. In accordance to US HUD regulations, the amount of CDBG funds used for public services shall not exceed 15 percent of each grant. However, public services carried out pursuant to a Neighborhood Revitalization Strategy by a Community-Based Development Organization (CBDO) will be exempt from the public service cap. Approximately \$2,300,000 of public service activities serve NRSAs.

Funding strategies for this category are based on recommending activities that are identified as a high priority in the FY 2004-07 Consolidated Plan. High priority public service activities include childcare, handicapped services, youth programs, employment training and senior services. Recommendations for public service activities were made in consultation with the Alliance for Human Services for consistency with the Social Services Master Plan. Those activities with leveraging and low cost per client within their cluster were also given priority.

(g) Activities Benefiting Residents of Public Housing Developments

As a result of the Adker Consent Decree issued by the U.S. District Court Southern District of Florida on June 24, 1998, the County has to allocate a minimum of \$4,701,470 of FY 2004 CDBG funds in areas surrounding public housing developments. In the FY 2004 Action Plan OTAC recommended approximately \$22.8 million in diverse activities, programs, and improvements benefiting the residents of public housing in CDBG funding compared to \$12,529,000 in CDBG recommendations in the FY 2003 Action Plan. OCED has coordinated and facilitated the review of the FY 2004 funding recommendations by OTAC, for consistency with the requirements of the Adker Consent Decree. A series of meetings have been held with OTAC in this regard. Please note that OTAC's recommendations for funding activities are listed in Exhibit I and to the extent that there are differences between OTAC's recommendations and the County Manager's recommendations a 2/3 vote of the Board will be required to approve the County Manager's recommendation.

In light of the wide-ranging, across-the-board impact of OTAC's proposed funding reductions on numerous agencies, it is recommended that the Board approve the County Manager's funding recommendations by a 2/3 vote and override OTAC's recommendations.

(h) Funding for Activities in Entitlement Cities based on Metropolitan Significance Criteria

Activities with metropolitan significance that are located in the entitlement cities of Miami, Miami Beach, North Miami and Hialeah are recommended for a total of \$4,058,350 or 17% of the FY 2004 total CDBG allocation.

In recommending funding for activities in other entitlement cities, staff was especially mindful of U.S. HUD's Final Rule issued in November 1995, which stated that CDBG

funds may assist an activity outside the jurisdiction of the Grantee only if the Grantee determines that such activity is necessary to further the purposes of the Housing and Community Development Act and the recipients community development objectives, and that reasonable benefits from the activity will accrue to the residents of the jurisdiction of the Grantee. This new language, to some extent, restricts the number of activities that can be recommended for funding. Additionally, consideration was given to the consistency of the activity with the high priority needs identified in the particular jurisdiction's Consolidated Plan.

In accordance with the approved FY 2004 Consolidated Planning Process Policies, funding for activities in entitlement jurisdictions participating in the State of Florida Small Cities CDBG Program is limited to those activities which demonstrate Metropolitan Significance and are consistent with the high priority needs identified in that jurisdiction's Consolidated Plan. Further, in order to be eligible for CDBG funding from Miami-Dade County, an activity in, either a Small Cities Program area (such as the cities of Homestead and Florida City) or an entitlement jurisdiction, will have to pass an eligibility determination test that demonstrates that the majority of its program benefits, or has benefited the County's unincorporated or entitlement area in the past.

FUNDING FOR ENTITLEMENT CITIES

Entitlement /Small Cities Area	2000 Population	2000 Low/Mod Population	FY 2003 Entitlement Amount	FY 2004* Estimated Entitlement Amount
Hialeah	188,008	91,436	\$5,514,000	\$5,624,280
Miami	358,548	215,293	12,856,000	13,113,120
Miami Beach	92,639	54,144	2,777,000	2,832,540
North Miami	50,001	22,656	1,107,000	1,129,140
Subtotal	721,868	402,518	22,254,000	23,449,080
Miami-Dade	1,215,226	417,813	22,679,000	23,507,350

*Based on the assumption that the FY 2004 funding will be increased by about 2%.

**The cities of Florida City and Homestead no longer participate in the County's program, they participate in the Small Cities CDBG program administered by the State of Florida.

(i) BCC District Fund Recommendations

Per Resolution R-361-03, the FY 2004 RFA Policy Paper approved a CDBG-BCC District Fund allocation of \$200,000 for each Commission District for a total of \$2,600,000. It is anticipated that the District Fund allocations will be announced on December 16, 2003. For those Commissioners who will not make their allocations at the December 16 meeting, staff is respectfully requesting that those Commissioners provide their allocations in writing to OCED no later than December 19, 2003. Pursuant to HUD guidelines, the proposed allocations will be published and presented to the public for a thirty-day comment period and scheduled for a public hearing on January 14, 2004 before the EDHS Committee. EDHS recommendations will be presented to the BCC in February for final approval.

**HOME INVESTMENT PARTNERSHIP PROGRAM AND CHDO
RECOMMENDATIONS**

It is anticipated that Funding Recommendations for the HOME Program will total \$8,382,757 in FY 2004, including an allocation of \$900,000 of program income. The HOME Program provides funds for permanent and construction loans, and first and second mortgage financing to assist very-low and low-income to moderate-income families to purchase or rent developed affordable housing units. It is noted that reserves exist in the CHDO categories. At this time, staff is recommending that the reserves remain in place until the first (1st) quarter of FY 2004 to support an anticipated HOME reprogramming effort. While OCED is now in compliance with CDBG spending guidelines, its HOME program requires immediate corrective action to expedite future disbursements. The use of CDDO funding is limited to HOME funded activities and can accommodate service delivery and pre-development costs to certified CHDOs.

Program Administration	\$725,226
Rental Housing	\$750,000
Homeownership	\$4,384,500
Homeless Housing	\$400,000
CHDO Operating Support	\$190,000
CHDO Reserve	\$363,726
HOME Reserve	\$1,569,305
Total	\$8,382,757

EMERGENCY SHELTER GRANT (ESG) RECOMMENDATIONS

The process and criteria for awarding ESG funds, along with the source and amount of matching funds, involve the estimated \$750,000 in expected grant funds. It is recommended that these funds be contracted to Camillus House to continue to operate the County's Beckham Hall facility. Single males comprise approximately 62% of the homeless population in Miami-Dade County. Beckham Hall will provide temporary shelter and services for some 1,200 homeless males over the next year.

The match will be based upon funds that Miami-Dade County provides for the annual operation of the homeless programs and facilities in Miami-Dade County. A match of 100% is required.

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STATE HOUSING INITIATIVES PARTNERSHIP (SHIP) PROGRAM

The SHIP program allows flexible funding for housing development to meet local needs. SHIP funding expected to be available in FY 2003/2004 is \$6,750,000. SHIP recommendations were made AHAB on July 30, 2003. The recommended funding distribution is as follows:

Homeownership	\$5,750,000
Homebuyer Counseling	\$1,000,000
Total	\$6,750,000

Funding recommendations are based on the evaluation of projects applying for SHIP funds that demonstrate a need for the funds requested. SHIP funding recommendations are included in Exhibit 1. Please note that of the total available funding some \$1 million has been allocated and \$5,750,000 is being reserved for future allocations.

DOCUMENTARY STAMP SURTAX PROGRAM

The Surtax program provides funds that primarily promote the new construction of homeownership units. An allocation of \$6,337,100 is being recommended for rehabilitation and/or new rental units, and \$13,075,000 for new homeownership units. Funding recommendations are based on the total amount of available affordable housing funding from all sources, and the review and evaluation of projects that applied for Surtax funds in the categories of homeownership by private developers, homeownerships by CDCs and rentals by CDCs. Surtax funding recommendations are included in Exhibit 1.

TASK FORCE ON URBAN ECONOMIC REVITALIZATION RECOMMENDATIONS

OCED's funding recommendations for the CDBG Economic Development category were provided to the UERTF on October 1, 2003. Consistent with the requirements of Ordinance No. 97-33, the UERTF after review of OCED funding recommendations and agency presentations, made its own funding recommendations which are indicated in Exhibit 1. The UERTF recommendations were submitted to OCED on October 31, 2003. The total of UERTF recommendations is \$2,265,000. **Please note that in the event of any difference between the County Manager's recommendation and those of the Task Force, it will require a 2/3 vote of the members of the Board of County Commissioners to approve the County Manager's recommendation.**

OVERALL TENANT ADVISORY COUNCIL (OTAC) RECOMMENDATIONS

As the result of the Adker Consent Decree issued by the U.S. District Court, Southern District of Florida on June 24, 1998, "the County shall allocate 25 percent of its future annual allocable CDBG funds for five years, commencing with the FY 2000 Action Plan, for housing, community development programs, economic development programs and infrastructure improvements in neighborhoods surrounding public housing developments." Allocable CDBG funds are the total amount of CDBG funds appropriated in the Annual Action Plan less the 20 percent maximum allowed by U.S. HUD for the County's administrative expenses. The allocated CDBG funds shall be spent in accordance with priority needs identified relative to public housing and the surrounding neighborhoods through the County's Citizen Participation Process as mandated by HUD's Consolidated Planning requirements. Moreover, the County shall have no financial obligation to fund any such amount of programs and improvements other than from the CDBG funds actually paid or pledged to it by HUD.

In order for the County to be in compliance with the Adker Consent Decree, the funding recommendations for the annual expenditure of CDBG funds must ensure that an amount not less than 25% of the allocable amount of CDBG funds, less the 20% allowed for administration, is allocated for eligible activities and programs benefiting the residents of public housing developments. With the specific reference to the FY 2004 Action Plan, the proposed allocation of \$22,907,350 in CDBG funds means that at least 25% of the amount remaining after allowing for the 20% expenditure for administration at least \$4,721,470 $(\$22,907,350 - 20\%) \times .25$ must be allocated for programs and activities benefiting the residents of public housing developments.

In accordance with the provisions of the consent decree, the Overall Tenant Advisory Council (OTAC) has been identified as the entity representing the interests of public housing residents relative to reviewing the recommendations of OCED staff and recommending activities and programs benefiting the residents of public housing developments.

To the extent that the County Manager's funding recommendations relative to activities and programs benefiting public housing residents are not in agreement with those of OTAC, the funding recommendations provided by OTAC will be implemented, unless modified by a two-thirds (2/3) vote of the Board of County Commissioners.

COMMUNITY ADVISORY COMMITTEE (CAC) RECOMMENDATIONS

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In an effort to directly meet the need of low and moderate-income communities, \$100,000 was allocated to each of the nine CACs to address high priority needs in their neighborhoods. CACs are being empowered to make non-public service recommendations to meet high priorities as identified in their Neighborhood Revitalization Strategies.

The CAC recommendations reflect a high priority need for economic development activities at \$450,000 or 50% and \$180,000 or 20% for Housing Rehabilitation projects, \$100,000 for Historic Preservation and \$70,000 for Capital Improvement Projects. As per the Board's approved policy, CAC recommendations do not include Public Service Category.

ADJUSTMENTS TO STAFF RECOMMENDATIONS

The chart below summarizes adjustments made to staff's funding recommendations in Exhibit 1 as approved the EDHS committee on November 12, 2003. In Exhibit 1, staff failed to account for \$6,113,726 in SHIP and CHDO reserves and, through a scrivener's error failed to capture, \$1,000,000 for Wagner Sq. Condominiums. The County Manager's recommendations have been adjusted to reconcile these items.

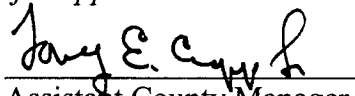
Agency	Activity	Funding Source	EDHS Exhibit	BCC Exhibit
MD HA	Ship Reserve	SHIP	\$0	\$5,750,000
MD OCED	CDBG Reserve	CDBG	\$2,600,000	2,630,335
MD OCED	HOME CHDO Reserve	HOME	\$0	\$363,726
Wagner Sq. LLC	Wagner Sq. Condominiums	SURTAX	\$0	\$1,000,000

AUTHORIZATION TO MAKE NON-SUBSTANTIAL CHANGES

Finally, it is recommended that the Manager be authorized to make administrative non-substantial amendments to the plan approved by the BCC. As approved by the BCC in April 1996, the criteria for substantial amendments to the consolidated plan are stated below:

1. An activity assumes a new purpose;
2. The scope of activity is increased by 100% or more;
3. The minimum change in the cost of an activity is \$100,000 or more, or;
4. An activity's services are redirected outside of the previously agreed upon target (NRSA) area.

At the BCC meeting on December 18, 2003, several Commissioners made motions to allocate their allocations. However, upon further review of the motions, staff determined that these allocations could not be made because there was no thirty-day comment period. Staff recommended that all BCC allocations be made in an agenda item that will be forwarded to the BCC for approval in March 2004.


Assistant County Manager



MEMORANDUM

(Revised)

TO: Hon. Chairperson Barbara Carey-Shuler, Ed.D.
and Members, Board of County Commissioners

DATE: December 16, 2003

FROM: Robert A. Ginsburg
County Attorney

Amended
Substitute

SUBJECT: Agenda Item No. 7(K)(1)(

Please note any items checked.

- ☐ "4-Day Rule" ("3-Day Rule" for committees) applicable if raised
- ☐ 6 weeks required between first reading and public hearing
- ☐ 4 weeks notification to municipal officials required prior to public hearing
- ☐ Decreases revenues or increases expenditures without balancing budget
- ☐ Budget required
- ☐ Statement of fiscal impact required
- ☐ Bid waiver requiring County Manager's written recommendation
- ☐ Ordinance creating a new board requires detailed County Manager's report for public hearing
- ☐ Housekeeping item (no policy decision required)
- ☐ No committee review

Approved _____	Mayor	Amended Substitute
Veto _____		Agenda Item No. 7(K)(1)(A)
Override _____		12-16-03

1448-03
RESOLUTION NO. _____

RESOLUTION APPROVING THE FY 2004 FUNDING RECOMMENDATIONS FOR THE STATE HOUSING INITIATIVE PARTNERSHIP, HODAG, RENTAL REHABILITATION AND SURTAX PROGRAMS; AUTHORIZING THE FILING WITH U.S. HUD OF MIAMI-DADE COUNTY'S FY 2004 ACTION PLAN WITH PROJECTED USES OF FUNDS FOR FY 2004 COMMUNITY DEVELOPMENT BLOCK GRANT, HOME INVESTMENT PARTNERSHIP AND EMERGENCY SHELTER GRANT PROGRAMS; DIRECTING THE COUNTY MANAGER TO SUBMIT TO U.S. HUD THE OPA-LOCKA, WEST LITTLE RIVER, MODEL CITY, MELROSE, CORAL GABLES (COCONUT GROVE), SOUTH MIAMI, PERRINE, LEISURE CITY AND GOULDS AREAS AND THE FEDERAL ENTERPRISE COMMUNITY/EMPOWERMENT ZONE FOR DESIGNATION AS NEIGHBORHOOD REVITALIZATION STRATEGY AREAS; AUTHORIZING THE COUNTY MANAGER TO MAKE NON-SUBSTANTIVE MODIFICATIONS TO THE FY2004 ACTION PLAN; AUTHORIZING THE COUNTY MANAGER TO GIVE PRIORITY CONSIDERATION TO FULFILL FY 2002-2003 BUDGETED MANDATES; AND EXECUTE ALL CONTRACTS, AGREEMENTS, AMENDMENTS, AND TO SHIFT FUNDS AWARDED FOR A PROJECT TO AN ENTITY CREATED FOR THE PURPOSE OF CARRYING OUT THAT PROJECT NECESSARY TO CARRY OUT THE ABOVE PROGRAMS; AND AUTHORIZING THE COUNTY MANAGER TO EXERCISE THE CANCELLATION PROVISIONS CONTAINED THEREIN

WHEREAS, this Board desires to accomplish the purposes outline in the accompanying memorandum, a copy of which is incorporated herein by reference,

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA, that this Board approves the funding recommendations for the State Housing Initiative Partnership (SHIP), HODAG, Rental Rehabilitation and Surtax Programs; authorizes the filing with U.S. HUD of the Miami-Dade

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County FY 2004 Action Plan with projected uses of funds for the Community Development Block Grant (CDBG), HOME Investment Partnership (HOME) and Emergency Shelter Grant (ESG) Programs; authorizes the County Manager to give priority consideration to fulfill FY 2003-2004 budgeted mandates, and to shift funds for each program among activities of the same agency without exceeding the total amount allocated to that agency; authorizes the County Manager to shift funding between agencies without exceeding the total award amount to that activity or changing the scope of that activity; directs the County Manager to submit to U.S. HUD the Opa-locka, West Little River, Model City, Melrose, Coral Gables (Coconut Grove), South Miami, Perrine, Leisure City and Goulds Areas and the Federal Enterprise Community/Empowerment Zone areas for designation as Neighborhood Revitalization Strategy Areas; authorizes the County Manager to make non-substantive modifications to the FY 2004 Action Plan; authorizes the County Manager to execute pre-approved contracts pursuant to US HUD's guidelines; authorizes the County Manager to execute such contracts, agreements and amendments necessary to carry out the above programs after approval by the County Attorney Office; and authorizes the County Manager to exercise the cancellation provisions contained therein.

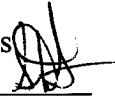
The foregoing resolution was offered by Commissioner _____, who moved its adoption. The motion was seconded by Commissioner _____ and upon being put to a vote, the vote was as follows:

Dr. Barbara Carey-Shuler, Chairperson	
Katy Sorenson, Vice-Chairperson	
Bruno A. Barreiro	Jose "Pepe" Diaz
Betty T. Ferguson	Sally A. Heyman
Joe A. Martinez	Jimmy L. Morales
Dennis C. Moss	Dorrian D. Rolle
Natacha Seijas	Rebeca Sosa
Sen. Javier D. Souto	

The Chairperson thereupon declared the resolution duly passed and adopted this 16th day of December, 2003. This resolution shall become effective ten (10) days after the date of its adoption unless vetoed by the Mayor, and if vetoed, shall become effective only upon an override by this Board.

MIAMI-DADE COUNTY, FLORIDA
BY ITS BOARD OF COUNTY
COMMISSIONERS

HARVEY RUVIN, CLERK

Approved by County Attorney as  to form and legal sufficiency. _____

Shannon D. Summerset

By: _____
Deputy Clerk

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Exhibit1 - FY 2004 Funding Recommendations by Agency



COMMUNITY AND ECONOMIC DEVELOPMENT

ACTIVITY TITLE	ACTIVITY DESCRIP TION	AREA CITY/MUNIC EBG	DIST RICT	CATE GORY	FY 2003 RESO	FY 2003 FUNDED AMOUNT	FUNDING SOURCE	FY2004 REQUEST AMOUNT	FY2004 AHAB/URTF /OTAC Recom.	FY2004 CAC Recom.	BCC Distr Funds Recom.	FY2004 Staff Recom.	FY2004 Mgr. Recom.	FY2004 BCC Allocation	FY2004 FUNDED AMOUNT
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New Miami City View, LLC															
AGENCY LEGAL NAME		New Miami City View, LLC													
APPLICANT NAME		NMCVLLC													
City View Towers	Land acquisition and construction of 12- story, single tower apartment project consisting of 130 one- bedroom/ one-bath apartments. Each unit will be approximately 552 square feet.	NON-NRSA	03	Housing	NON E SELE CTED		SURTAX	\$1,600,000	AHAB \$250,000	\$0	\$0	\$250,000	\$250,000		\$250,000
									URTF \$0						
									OTAC \$0						
FY 2004 Activity ID	20048039	FY 2003 Activity ID													

TOTALS FOR AGENCY								\$1,600,000	\$0	\$0	\$250,000	\$250,000	\$250,000		\$250,000
TOTALS FOR LEGAL NAME								\$1,600,000	\$0	\$0	\$250,000	\$250,000	\$250,000		\$250,000

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